

**CITY OF HUNTINGTON BEACH  
LEGAL NOTICE**

**ORDINANCE NO. 4032  
Adopted by the City Council on OCTOBER 20, 2014**

“An Ordinance of the City of Huntington Beach Amending the Huntington Beach Zoning and Subdivision Ordinance by Establishing RL-CZ (Residential Low Density - Coastal Zone Overlay) on a  $\pm 0.004$  acre parcel of real property located near the terminus of Hampton Lane in the Sandover development on the southwest corner of Los Patos Avenue and Bolsa Chica Street (Zoning Map Amendment No. 14-002).”

**SYNOPSIS:**

Per request by Signal Landmark: General Plan Amendment No. 13-003 to: 1) establish a General Plan designation of RL-7 (Residential Low Density – Max 7 dwelling units per acre) on  $\pm 0.17$  acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane in Sandover; 2) establish a General Plan designation of RL-7-sp (Residential Low Density – Max 7 dwelling units per acre – Specific Plan Overlay) on  $\pm 1.01$  acres and add the -sp designation to  $\pm 0.357$  acre along future Bristol Lane in Brightwater; and Zoning Map Amendment No. 14-002 to establish a zoning designation of RL-CZ (Residential Low Density – Coastal Zone Overlay) on a  $\pm 0.004$  acre parcel near the terminus of Hampton Lane that is intended to be merged into Sandover. The Planning Commission and staff recommended approval.

**BRIGHTWATER** - The California Coastal Commission and County of Orange approved the Brightwater Residential Development consisting of 349 single family residences in 2005. This area was annexed in phases to the City of Huntington Beach from 2007 to 2008 subsequent to City Council approval of Negative Declaration No. 06-002/Zoning Text Amendment No. 06-001/Zoning Map Amendment No. 06-001/Annexation No. 06-001 in 2007 and the Local Agency Formation Commission's approval of the annexation. These entitlements not only annexed the area but also established its zoning and created the Brightwater Specific Plan. The four proposed lots in Brightwater are within the Brightwater Specific Plan approved by the City and designated for residential development.

At the time of the annexation, there was no requirement to establish a General Plan land use designation for the property. As a result, the annexed property does not have a city General Plan designation. The City must establish a General Plan land use designation for the subject property of RL-7-sp as a condition of the approval of the TTM. The City anticipates establishing the General Plan land use designation for the rest of Brightwater as part of the current General Plan update.

Prior to annexation, the project site within Brightwater used to straddle the boundary between the city and the county. Therefore, the project site includes a portion that has a City land use designation and a portion that does not. Because of this, the area could not be entitled until after it was annexed. Since the project site is also partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the subject request.

**SANDOVER** - The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. Portions of the project site were annexed into the City of Huntington Beach with the annexation of Brightwater so that it can be combined with the undeveloped portion in Sandover already in the city. Prior to the annexation, the project site within Sandover also used to straddle the boundary between the city and the county and the area could not be entitled until after it was annexed. The applicant is now proposing to combine the annexed portion with the undeveloped land to create the last three residential lots in Sandover.

The City must establish a General Plan land use designation for the annexed subject property of RL-7, the same designation in the rest of Sandover, as a condition of the approval of the TTM. The annexed portion was pre-zoned primarily RL-CZ with about a 7 foot sliver of lot 1 pre-zoned Brightwater Specific Plan. The only exception is a .004 acre parcel that was annexed but not pre-zoned. This parcel was included in the current GPA and ZMA request so that it can be incorporated into the adjacent residential lot in Sandover.

**PASSED AND ADOPTED** by the City Council of the City of Huntington Beach at a regular meeting held October 20, 2014 by the following roll call vote:

**AYES:** Katapodis, Harper, Sullivan, Carchio

**NOES:** Hardy, Shaw, Boardman

**ABSTAIN:** None

**ABSENT:** None

**THE FULL TEXT OF THE ORDINANCE IS AVAILABLE IN THE CITY CLERK'S OFFICE.**

**This ordinance is effective 30 days after adoption.**

**CITY OF HUNTINGTON BEACH  
2000 MAIN STREET  
HUNTINGTON BEACH, CA 92648  
714-536-5227  
JOAN L. FLYNN, CITY CLERK**